

2. 2007SP-126U-11

A&W Upholstery SP (Preliminary and Final Site Plan)

Map: 133-05 Parcel(s): 052

Subarea 11 (1999)

Council District 16 – Anna Page

A request to change 0.34 acres from Office/Residential (OR20) to Specific Plan (SP) zoning property located at 429 Veritas Street for development plan and final site plan approval to permit the existing 2,800 sq. ft. building to be used for one single-family dwelling, general office, or light manufacturing/general retail to permit one upholstery shop only, requested by Dennis Ray Austin, owner.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary Development Plan and Final Site Plan

A request to change 0.34 acres from Office/Residential (OR20) to Specific Plan (SP) zoning property located at 429 Veritas Street for preliminary development plan and final site plan approval to permit the existing 2,800 sq. ft. building to be used for one single-family dwelling, general office, or light manufacturing/general retail to permit one upholstery shop only.

Existing Zoning

OR20 District - Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

Proposed Zoning

SP District - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

SOUTH NASHVILLE COMMUNITY PLAN

Residential Medium (RM) - RM policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

Office Transition (OT) - OT policy is intended for small offices intended to serve as a transition between lower and higher intensity uses where there are no suitable natural features that can be used as buffers. Generally, transitional offices are used between residential and commercial areas. The predominant land use in OT areas is low-rise, low intensity offices.

The property is currently being used for an upholstery shop and has been cited by the Codes Department for being out of compliance with the existing OR20 zoning. The proposed SP plan, which would allow the upholstery shop to remain on this property, recognizes the existing land use and limits the expansion of the uses and the square footage of the building. This SP only allows general office uses, which are consistent with the OT policy, and an upholstery shop.

Proposed SP And Final Site Plan Development Plan

- Permitted Uses: Any use permitted by OR20; or light manufacturing and general retail to permit an upholstery shop only.
- Existing 2,800 sq. ft. building to remain. The plan allows a maximum of 900 sq. ft. of retail space for an upholstery shop within the existing building. Any additions or exterior alterations will require approval by the Planning Commission, and may require Council approval if the Planning Director deems necessary.
- There shall be no outdoor storage (excluding that needed for normal day-to-day pick-up and delivery).
- There shall be no outdoor sales or display of goods.
- Monument style signage only. Signage will be limited to a maximum of one 3 foot tall by 4 foot wide monument style sign. The base shall be constructed of brick or stone.
- Development phasing and construction schedule: waived.
- Development standards for OR20 zoning shall apply for any standards not specifically referenced in this Specific Plan.
- Required off-street parking: one parking space per 1,500 sq. ft. for light manufacturing uses; and 1 parking space per 200 sq. ft. of retail uses. Existing parking meets the requirement with 8 total spaces.
- All existing landscaping shall remain.
- The front yard along Veritas Street shall be enhanced to include 2 to 4 shrubs along the building façade and a minimum of two additional trees in the front yard.
- The existing on-site pavement at the corner of Veritas Street and Keystone Avenue shall be removed so as to eliminate the existing, northernmost driveway onto Keystone Avenue. This corner shall be restored to grass to enhance the frontage along Veritas Street.
- All parking areas shall be paved with asphalt.
- The existing cinder-block wall in front of the garage doors shall be upgraded to brick or stone with a minimum height of 30 inches and a maximum height of 4 feet.
- No chain link fence.

Consistent with Policy? The proposed plan includes uses that are consistent with the OT Policy area, including general office and single-family residential; however, it also includes an upholstery shop with an associated retail use where fabrics are sold. The Office Transition policy is intended to provide transition and buffering at the interface of residential and incompatible nonresidential uses to either prevent or mitigate land use conflicts. In this case, the OT policy provides a transition between the industrial uses to the south along Allied Drive and the residential uses north of Veritas Street.

This property sits at the southeast corner of Veritas Street and Keystone Avenue between property zoned industrial to the south and property zoned residential to the north. Because this site, and the property across Keystone Avenue on the southwest corner, is in the closest location to the industrial uses to the south, staff supports very limited retail uses which are accessory to the upholstery shop use at this location. Staff would not support any encroachment of commercial uses along Veritas Street or north of Veritas Street on Keystone Avenue. The proposed SP also maintains the existing residential building façade, thus, keeping a residential appearance along Veritas Street. It also keeps the scale of the building compatible with the scale of the single-family homes in the area. The upholstery shop use will be in the existing building. This SP allows for the change of use, but the exterior structure remains the same.

The South Nashville Community Plan states: “This plan strongly recommends that the north side of Veritas Street remain in strictly residential uses and that small office type uses compatible in scale with single-family homes be encouraged to locate on the south side of the street” (page 58). Although this SP includes uses other than office, it does maintain the scale and residential appearance along Veritas Street, as the existing building is to remain.

Staff Recommendation -Staff recommends approval since the SP plan provides a transitional use between the industrial and residential at a unique corner location, and since the upholstery shop will be oriented toward Keystone Avenue, not Veritas Street.

RECENT REZONINGS -None

PUBLIC WORKS RECOMMENDATION

Typical Uses in Existing Zoning District: OR20

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office(710)	0.34	0.230	3,406	38	6	6

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office(710)	0.34	0.230	3,406	38	6	6

Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				0	0	0

CONDITIONS

1. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of Codes Administration as the final site plan. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
2. Permitted Uses: Any use permitted by OR20; or light manufacturing and general retail to permit an upholstery shop only.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations, and requirements of the OR20 zoning districts at the effective date of this ordinance.
4. There shall be no outdoor storage (excluding that needed for normal day-to-day pick-up and delivery).
5. All existing landscaping shall remain.
6. The front yard along Veritas Street shall be enhanced to include 2 to 4 shrubs along the building façade and a minimum of two additional trees in the yard. New landscaping shall be planted within 120 days of the effective date of the ordinance and prior to the issuance of any final use and occupancy permit.
7. The existing pavement on-site at the corner of Veritas Street and Keystone shall be removed so as to eliminate the existing, northernmost driveway onto Keystone Avenue. This corner shall be

MPC (08/09/07)

- restored to grass to enhance the frontage along Veritas Street. Pavement shall be removed and replanted within 120 days of the effective date of the ordinance and prior to the issuance of any final use and occupancy permit.
8. All parking areas shall be paved with asphalt. Existing gravel area shall be paved within 120 days of the effective date of the ordinance and prior to the issuance of any final use and occupancy permit.
 9. The existing cinder-block knee wall in front of the garage doors shall be upgraded to brick or stone with a minimum height of 30 inches and a maximum height of 4 feet within 120 days of the effective date of the ordinance and prior to the issuance of any final use and occupancy permit.
 10. There shall be no outdoor sales or display of goods.
 11. Monument style signage shall only be permitted. Signage shall be limited to a maximum of one, 3 foot tall by 4 foot wide monument style sign. The base shall be constructed of brick or stone.
 12. Required off-street parking includes one parking space per 1,500 sq. ft. for light manufacturing uses; and 1 parking space per 200 sq. ft. of retail uses.
 13. No chain link fence allowed on-site.
 14. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions upon review of the building permit. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through the enacting ordinance, or add vehicular access points not currently present or approved.

Mr. Leeman presented and stated that staff is recommending approval with conditions.

Mr. Dennis Austin spoke in favor of the proposal.

Mr. Clifton and Ms. Cummings seconded the motion, which passed unanimously, to approve with conditions Zone Change 2007SP-126U-11. (7-0)

Resolution No. BL2007-272

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-126U-11 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

1. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of Codes Administration as the final site plan. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
2. Permitted Uses: Any use permitted by OR20; or light manufacturing and general retail to permit an upholstery shop only.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be

- subject to the standards, regulations, and requirements of the OR20 zoning districts at the effective date of this ordinance.
4. There shall be no outdoor storage (excluding that needed for normal day-to-day pick-up and delivery).
 5. All existing landscaping shall remain.
 6. The front yard along Veritas Street shall be enhanced to include 2 to 4 shrubs along the building façade and a minimum of two additional trees in the yard. New landscaping shall be planted within 120 days of the effective date of the ordinance and prior to the issuance of any final use and occupancy permit.
 7. The existing pavement on-site at the corner of Veritas Street and Keystone shall be removed so as to eliminate the existing, northernmost driveway onto Keystone Avenue. This corner shall be restored to grass to enhance the frontage along Veritas Street. Pavement shall be removed and replanted within 120 days of the effective date of the ordinance and prior to the issuance of any final use and occupancy permit.
 8. All parking areas shall be paved with asphalt. Existing gravel area shall be paved within 120 days of the effective date of the ordinance and prior to the issuance of any final use and occupancy permit.
 9. The existing cinder-block knee wall in front of the garage doors shall be upgraded to brick or stone with a minimum height of 30 inches and a maximum height of 4 feet within 120 days of the effective date of the ordinance and prior to the issuance of any final use and occupancy permit.
 10. There shall be no outdoor sales or display of goods.
 11. Monument style signage shall only be permitted. Signage shall be limited to a maximum of one, 3 foot tall by 4 foot wide monument style sign. The base shall be constructed of brick or stone.
 12. Required off-street parking includes one parking space per 1,500 sq. ft. for light manufacturing uses; and 1 parking space per 200 sq. ft. of retail uses.
 13. No chain link fence allowed on-site.
 14. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions upon review of the building permit. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through the enacting ordinance, or add vehicular access points not currently present or approved.

The proposed SP is consistent with the South Nashville Community Plan’s Office Transition policy, as it will provide appropriate transition from the adjacent industrial policy to the south of this property and the residential policy along Veritas Street.”